

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

DATE: 2-28-92

Hyles and Dorothy Arnew
7912 Lowtide Court
Pasadena, Maryland 21122

RE:
CASE NUMBER: 92-280-X
S/S Merritt Avenue, SEC Sellers Point Road and Merritt Boulevard and
W/S of Sellers Point Road and Ellers Avenue
2115 Merritt Boulevard
12th Election District - 7th Councilmanic
Petitioner(s): Hyles Melvin Arnew and Dorothy L. Arnew

Dear Petitioner(s):

Please be advised that \$ 104.73 is due for advertising and posting of the above captioned property.

THIS FEE MUST BE PAID. ALSO, THE ZONING SIGN & POST SET(S) MUST BE RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT ISSUE. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Please forward your check via return mail to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 113, Towson, Maryland 21204. It should have your case number noted thereon and be made payable to Baltimore County, Maryland. In order to prevent delay of the issuance of proper credit and/or your order, immediate attention to this matter is suggested.

Bill Jablon

ARNOLD JABLON
DIRECTOR

cc: F. Vernon Booser, Esq.

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

JANUARY 28, 1992

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 118, Baltimore County Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 92-280-X
S/S Merritt Avenue, SEC Sellers Point Road and Merritt Boulevard and
W/S of Sellers Point Road and Ellers Avenue
2115 Merritt Boulevard
12th Election District - 7th Councilmanic
Petitioner(s): Hyles Melvin Arnew and Dorothy L. Arnew
HEARING: WEDNESDAY, MARCH 4, 1992 at 2:30 p.m.

Special Exception for a used motor vehicle outdoor sales facility accommodating 23 display vehicles instead of 13 display vehicles (a special exception of 13 vehicles was previously granted in case #86-301-X), separated from a sales agency building.

Lawrence E. Schmidt
Lawrence E. Schmidt

Zoning Commissioner of
Baltimore County

cc: Hyles Melvin Arnew, et ux
F. Vernon Booser, Esq.

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

February 5, 1992

F. Vernon Booser, Esquire
614 Bosley Avenue
Towson, MD 21204

RE: Item No. 295, Case No. 92-280-X
Petitioner: Hyles M. Arnew, et ux
Petition for Special Exception

Dear Mr. Booser:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to assure that all parties, i.e. Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a review by Zoning personnel.

Zoning Plans Advisory Committee Comments
Date: February 5, 1992
Page 2

2) Anyone using this system should be fully aware that they are responsible for the accuracy and completeness of any such petition. All petitions filed in this manner will be reviewed and commented on by Zoning personnel prior to the hearing. In the event that the petition has not been filed correctly, there is always a possibility that another hearing will be required or the Zoning Commissioner will deny the petition due to errors or incompleteness.

3) Attorneys and/or engineers who make appointments to file petitions on a regular basis and fail to keep the appointment without a 72 hour notice will be required to submit the appropriate filing fee at the time future appointments are made. Failure to keep these appointments without proper advance notice, i.e. 72 hours, will result in the loss of filing fee.

Very truly yours,
W. Carl Richards Jr.
W. Carl Richards
Coordinator

WCR:jw

Enclosures

cc: Mr. & Mrs. Hyles Melvin Arnew
7912 Lowtide Court
Pasadena, MD 21122

92-280-X 3-4-92

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and
Development Management

DATE: February 25, 1992

FROM: Gary L. Kerns, Chief
Comprehensive and Community Planning
Office of Planning and Zoning

SUBJECT: Hyles Melvin Arnew, Item No. 295

Should the applicant's request be granted, staff recommends that a landscape plan be filed with the deputy director of the Office of Planning and Zoning. Subsequent to plan approval, a copy shall be forwarded to the Zoning Office to be maintained in the Zoning Office to be made part of the official file.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3211.

Report prepared by:

Jeffrey Long
Jeffrey Long

GLK/JL:rdn
ITEM295/TXTROZ

92-280-X 3-4

BUREAU OF TRAFFIC ENGINEERING
DEPARTMENT OF PUBLIC WORKS
BALTIMORE COUNTY, MARYLAND

DATE: February 18, 1992

TO: Mr. Arnold Jablon, Director
Office of Zoning Administration
and Development Management

FROM: Rahee J. Famili

SUBJECT: Z.A.C. Comments

Z.A.C. MEETING DATE: January 28, 1992

This office has no comments for item numbers 285, 290, 291, 292, 294, 295 and 296.

Rahee J. Famili
Rahee J. Famili
Traffic Engineer II

RJF/lvd

Baltimore County Government
Fire Department

700 East Joppa Road Suite 901
Towson, MD 21204-5500

(301) 887-4500

JANUARY 30, 1992

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204

RE: Property Owner: HYLES MELVIN ARNEW AND DOROTHY L. ARNEW
Location: #2115 MERRITT BOULEVARD
Item No.: 295 Zoning Agenda: JANUARY 28, 1992

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: *[Signature]* Noted and
Planning Group Approved
Special Inspection Division Fire Prevention Bureau

JP/REK

BALTIMORE COUNTY
ECONOMIC DEVELOPMENT COMMISSION
Memorandum

TO: Julie Winiarski
Office of Zoning Administration and
Development Management

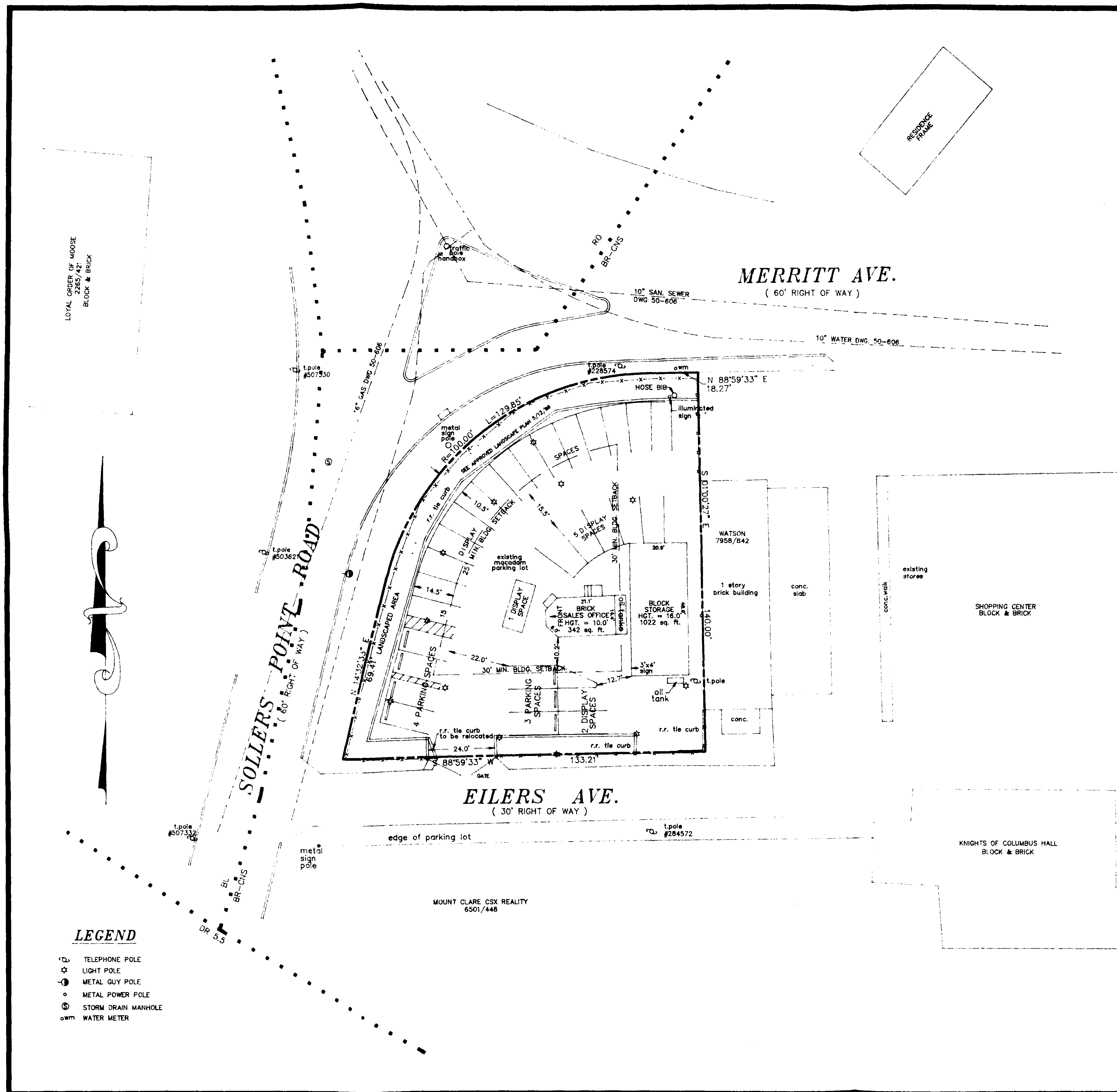
FROM: A. J. Haley, Deputy Director
Economic Development Commission

DATE: January 29, 1992

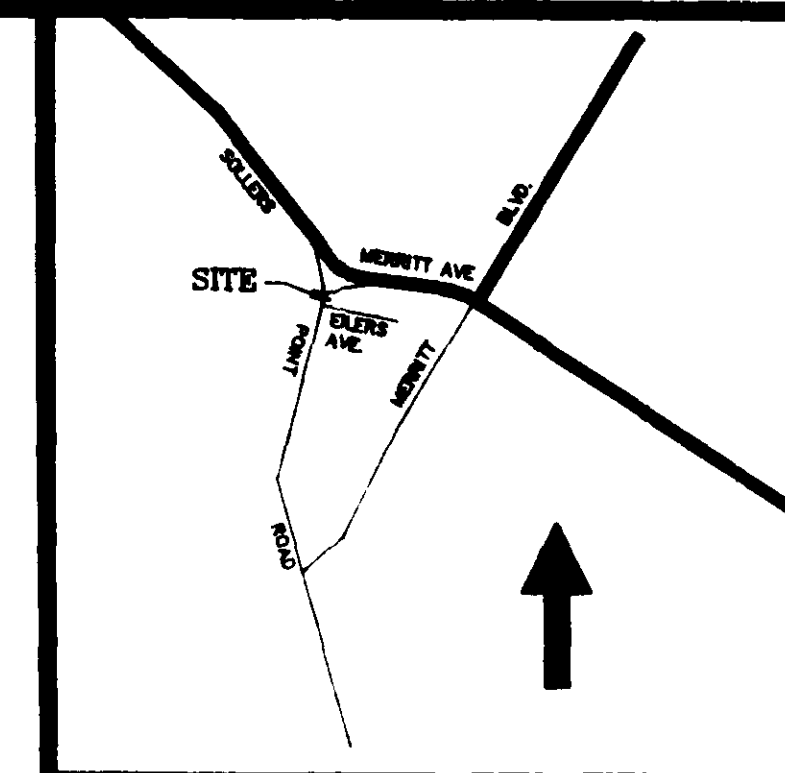
RE: Zoning Advisory Comments for Meeting of January 28, 1992

This office has no comment for items 285, 286, 289, 290, 291, 292, 293, 294, 295, 296 and 297.

RECEIVED
JAN 30 1992
ZONING OFFICE



DESCRIPTION:
 BEGINNING FOR THE SAME AT A POINT FORMED BY THE INTERSECTION OF THE NORTH SIDE OF EILERS AVENUE (30 FEET WIDE) AND THE SOUTHEAST SIDE OF SOLLERS POINT ROAD (60 FEET WIDE), THENCE THE FOLLOWING COURSES AND DISTANCES:
 1) NORTH 14 DEGREES 32 MINUTES 35 SECONDS EAST 69.41';
 2) WITH A LINE CURVING TO THE RIGHT HAVING A RADIUS OF 100.00' AND AN ARC LENGTH OF 128.85';
 3) NORTH 88 DEGREES 59 MINUTES 33 SECONDS EAST 18.27';
 4) SOUTH 1 DEGREE 00 MINUTES 27 SECONDS EAST 440.00';
 5) SOUTH 88 DEGREES 59 MINUTES 33 SECONDS WEST 133.21';
 TO THE PLACE OF BEGINNING AS RECORDED IN A DEED LIBER EHK, JR. 7018 FOLIO 305.



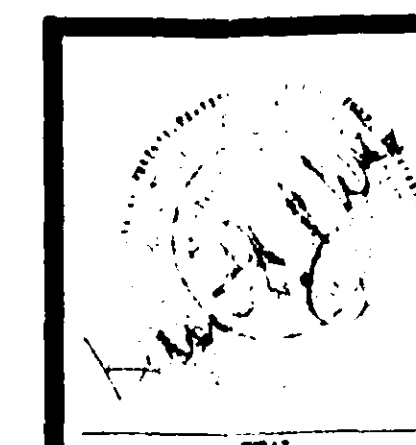
VICINITY MAP
 SCALE: 1" = 1000'

NOTES:

- 1) APPLICANT'S NAME: HYLES "JACK" ARNEW
- 2) APPLICANT'S ADDRESS: 2100 MERRITT BLVD. DUNDALK, MARYLAND 21222
- 3) APPLICANT'S TELEPHONE NO.: (410) 285-8890
- 4) CURRENT OWNER: HYLES AND DOROTHY ARNEW
- 5) TAX ACCOUNT NO.: 1205034254
- 6) ZED REFERENCE: 7018/305
- 7) ELECTION DISTRICT: 12th
- 8) COUNCILMANIC DISTRICT: 7th
- 9) EXISTING USE: USED VEHICLE OUTDOOR SALES
- 10) F.A.R. = 0.10
- 11) PARKING SPACES REQUIRED: 1364 SQ. FT. / 200 = 7 SPACES
- 12) PARKING SPACES PROPOSED: 7 SPACES
- 13) PREVIOUS SPECIAL EXCEPTION: 86-301-X
- 14) GRANTED, SUBJECT TO RESTRICTION OF NO DAMAGED OR DISABLED VEHICLES TO BE STORED ON PROPERTY.
- 15) PREVIOUS COMMERCIAL PERMITS: NONE
- 16) EXISTING DISPLAY SPACES = 13 SPACES
- 17) AREA = 0.32 ACRES
- 18) PARKING SPACES ARE 8.5'x18' AND SHALL BE PERMANENTLY STRIPED.

SPECIAL EXCEPTION REQUESTED:
 TO INCREASE THE NUMBER OF DISPLAY SPACES FROM 13 TO 23.

**PLAN TO ACCOMPANY
 a PETITION for
 SPECIAL EXCEPTION
 2115 MERRITT AVENUE
 BALTIMORE COUNTY, MARYLAND
 SCALE: 1" = 20' DATE: 11/20/91**



KjW
KENNETH J. WELLS, INC.
 P.O. BOX 28438
 BALTIMORE, MARYLAND
 (301) 665 - 3242
LAND PLANNERS AND SURVEYORS

92-280-X

295



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

August 6, 1997

Ms. Debra Golden
Golden Image, LLC
7001 Mornington Road
Dundalk, MD 21222

RE: Zoning Verification
2115 Merritt Boulevard
12th Election District

Dear Ms. Golden:

This office in receipt of your second letter dated July 29, 1997. Per councilman Louis L. DePazzo's July 23, 1997 letter to Arnold Jablon, Director of Permits and Development Management, your revised request is for a proposed bathroom addition only as opposed to your original (6/18/97 letter) request. The proposed bathroom addition and parking lot as shown would be approved as being within the spirit and intent of prior zoning hearing case number 92-280-X (which amended prior zoning hearing case number 86-301-X).

I trust that the information set forth in this letter is sufficiently detailed and responsive to the request. If you need further information or have any questions, please do not hesitate to contact me at 410-887-3391.

Very truly yours,

John J. Sullivan, Jr.
Planner II
Zoning Review

JJS:rye

c: Honorable Louis L. DePazzo
zoning cases 92-280-X & 86-301-X

Printed with Soybean Ink
on Recycled Paper

3-4 92-280-X

BALTIMORE COUNTY, MARYLAND
INTER OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: February 13, 1992
Zoning Administration and Development Management

FROM: Robert W. Bowling, P.E.

RE: Zoning Advisory Committee Meeting
for January 28, 1992

The Developers Engineering Division has reviewed the subject zoning items and we have no comments for Items 285, 289, 290, 291, 293, 294, 295 and 296.

For Items 286 and 292 County Review Group Meetings will be required.

For Item 297, the previous County Review Group Comments still remain valid.

ROBERT W. BOWLING, P.E., Chief
Developers Engineering Division

RWB:s

